![City of Coral Gables Seal]

City of Coral Gables
CITY COMMISSION MEETING
January 23, 2018

ITEM TITLE:

Ordinances on First Reading.   Comprehensive Plan Map Amendment and Zoning Code Map Amendment.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.

2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 11.08.17 meeting recommended approval of the Comprehensive Plan Map Amendment (vote: 7-0) and the Zoning Code Map Amendment (vote: 7-0).

BRIEF HISTORY:

The City of Coral Gables is requesting a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for the property located to the east of Old Cutler Road and south of Campana Avenue, for public hearing review and consideration.

The property was acquired by the City of Coral Gables and designated as a sending site in a Transfer of Development Rights (TDR) transaction. The parcel is in an environmentally sensitive area of the city and surrounded by preserved natural areas on three sides of the property. Therefore, the City of Coral Gables is requesting to amend the Comprehensive Plan Map and Zoning Code Map to preserve this natural resource from further development.

At their 11.08.17 meeting, the Planning and Zoning Board recommended approval of the Comprehensive Plan Map Amendment (vote: 7-0) and the Zoning Code Map Amendment (vote: 7-0).

The request is to change the property's Future Land Use Map designation from "Single-Family Low Density" to "Conservation Areas" and to change the property's Zoning Map designation from Single-Family Residential (SFR) to Preservation (P).

The draft Ordinance for the proposed Comprehensive Plan Map amendment is provided as Exhibit A. The draft Ordinance for the proposed Zoning Code Map amendment is provided as Exhibit B. The 11.08.17 Staff report and recommendation is provided as Exhibit C, excerpts from the 11.08.17 Planning and Zoning Board meeting minutes are provided as Exhibit D, and the PowerPoint Presentation is provided as Exhibit E.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
11.08.17	Planning and Zoning Board	Recommended approval, with conditions, of change of zoning (vote: 7-0) and change of land use (vote: 7-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.30.17	Planning and Zoning Board legal advertisement.
10.27.17	Courtesy notification mailed to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
10.27.17	Planning and Zoning Board agenda posted at City Hall and on City web page.
11.03.17	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.19.17	City Commission meeting agenda posted on City web page.

EXHIBIT(S):
A. Draft Ordinance - Comprehensive Plan Map Amendment.
B. Draft Ordinance - Zoning Code Map Amendment.
C. 11.08.17 Staff report and recommendation with attachments.
D. Excerpts of 11.08.17 Planning and Zoning Board meeting minutes.
E. PowerPoint Presentation.